



King County

Department of Development and Environmental Services
Land Use Services Division
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219
206-296-6600 TTY 206-296-7217

Rezone: Application

For alternate formats, call 206-296-6600.

GENERAL INFORMATION

(To be completed by DDES)

File No.:

Project Name:

Applicant Name:

Address of Property:

Existing Zoning:

Proposed Zoning:

Acreage of Property:

S.T.R.:

Tax ID No.:

Mapped Critical Areas:

Related DDES Files:

Applicant: Do not write above this line

Note to applicants preparing this form: The burden is on the applicant to provide adequate justification supporting this rezone request. In order to approve this application, the Hearing Examiner must find that the request meets the criteria for approval as specified in King County (K.C.C.) 21A.44.060.

Applicants must answer the following questions accurately and concisely. As necessary, use additional pages for detailed explanations and/or attachments that support this request.

1. Describe the request. State the existing and requested zone classification, P-suffix revision, and/or Special District Overlay designation removal that is proposed through this application.

2. Does the zoning request include a specific use or development proposal?

☐ Yes ☐ No

If yes, describe the use or proposal in narrative form and submit a development plan for the site.

3. Has an Environmental Impact Statement (EIS) been prepared for the proposed development?

☐ Yes ☐ No

If yes, submit a copy of the EIS with this application.

4. List and describe all existing buildings and land uses currently on the property.

5. Describe existing land uses on adjoining properties.

6. Have interested community groups or neighboring property owners been notified about this development proposal?

☐ Yes ☐ No

If yes, who was notified and what were their reactions?

7. What effect will the proposed zoning and contemplated use of the subject property have on adjoining or neighboring properties?
8. How can the uses permitted within the proposed zone be made compatible with uses permitted on abutting property or dissimilar zoning?
9. Is this proposed rezone a logical expansion of any existing adjacent zone?
- ☐ Yes ☐ No
- Explain.
10. Was a reclassification request made on this property at the time of the last area zoning or at any other time in the past?
- ☐ Yes ☐ No
- If yes, describe the request and action taken by the County Council.
11. Since the last area zoning of the subject property, have authorized public improvements, private development, or other circumstances materially or significantly affected the property?
- ☐ Yes ☐ No
- If yes, what are the changed circumstances and how have they affected the property?

12. Name the public roads and/or ingress/egress easements that provide legal access to the site.
13. A Certificate of Sewer and Water Availability Form must be completed by the appropriate agency (sewer district, water district, city, water company, or water association) whether or not public water or sewer service is planned for the proposed development, unless the site is to be served by an on-site waste disposal system or private well and is located in the Rural Area as defined by the King County Comprehensive Plan. If a waste disposal system other than public sewers is proposed, explain what type of system will be utilized. If water service is planned by some means other than an existing water purveyor, explain how it will be provided.
14. What is the Comprehensive Plan land use designation for this site; and, will an amendment to the Land Use Map be required to support this request?
15. What are the specific King County Comprehensive Plan policies that support this proposal? (List or reference Comprehensive Plan Policy numbers.) Describe consistency of proposal with each policy. Attach additional sheets if needed.
16. Which of the additional Hearing Examiner findings listed below (e.g., A,B,C, or D) apply to the zone reclassification request. Explain the relevant circumstance(s). **Provide a detailed response on an attached sheet(s).** Note: If the request is for a reclassification to the M (Mining) Zone, the additional Examiner findings do not apply.

K.C.C. 20.24.190 Additional examiner findings – Reclassifications and shoreline redesignations. When the examiner issues a recommendation regarding an application for a reclassification of property or for a shoreline environment redesignation, the recommendation shall include additional findings which support the conclusion that at least one of the following circumstances applies:

- A. The property is potentially zoned for the reclassification being requested and conditions have been met which indicate the reclassification is appropriate;
- B. An adopted subarea plan or area zoning specifies that the property shall be subsequently considered through an individual reclassification application;
- C. Where a subarea plan has been adopted but subsequent area zoning has not been adopted, that the proposed reclassification or shoreline redesignation is consistent with the adopted subarea plan; or
- D. The applicant has demonstrated with substantial evidence that:
 - 1. Since the last previous area-zoning or shoreline environment designation of the subject property, authorized public improvements, permitted private development or other conditions or circumstances affecting the subject property have undergone substantial and material change not anticipated or contemplated in the subarea plan or area zoning;
 - 2. The impacts from the changed conditions or circumstances affect the subject property in a manner and to a degree different from other properties in the vicinity such that rezoning or redesignation is not appropriate. For purposes of this subsection, "changed conditions or circumstances" does not include actions taken by the current or former property owners to facilitate a more intense development of the property including but not limited to changing tax limitations, adjusting property lines, extending services, or changing property ownership;
 - 3. For proposals to increase rural residential density, that the proposal meets the criteria in Comprehensive Plan policies R-205 through R-209;
 - 4. For proposals to increase urban residential density, that the proposal meets the criteria in Comprehensive Plan policies U-118 through U-123; and
 - 5. The requested reclassification or redesignation is in the public interest.

Name of the person who prepared the Rezone application:

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Print Name	Date prepared
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Signature	

Check out the DDES Web site at www.metrokc.gov/ddes